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Real Estate Economists, Appraisers and Counselors

CHANGES IN REAL ESTATE AND MORTGAGE ACTIVITY

REAL estate and mortgage activity not only varies from one year to the next; it varies tremendously from one city to another. It is not always the case that the biggest cities have the largest number of transfers or the highest dollar volume of mortgages recorded. One of the most interesting sets of business statistics available is that which reveals the real estate and mortgage activity in the principal cities, and it is frequently surprising to find out how well some of the smaller cities are doing.

On the following pages we show the latest available information on real estate and mortgage activity in 97 principal cities. Mortgage activity is shown by dollar volume wherever available. In those cities where dollar volume of mortgages is not available we show the number of mortgages recorded. Insofar as real estate activity is concerned, all charts show the number of voluntary transfers recorded.

We have frequently pointed out how activity rises in the construction or sale of large properties during the closing days of a real estate boom. This activity has been increasing for some time and has gained considerable magnitude in the last year. Office building and hotel construction is moving ahead rapidly, as is the construction of shopping centers and other commercial buildings. This is shown by the fact that in most cities mortgage dollar volume is increasing much more rapidly than is the number of real estate transfers.

Mortgage activity increased in 91% of all cities charted during 1955. In 54 of these cities, activity has been increasing strongly during the entire period covered by the charts. The most spectacular gains in 1955 were recorded in Boston, Massachusetts, with a gain of 120%, in Houston, Texas, +80%, and in Fresno, California, +53%.

Other cities where 1955 dollar volume of mortgages increased sharply over that of 1954 were Fort Wayne, Indiana, +48%, and Tulsa, Oklahoma, and Bir-
(cont. on page 62)

NOTE: For other comparisons of mortgage activity, see February 1955 Real Estate Analyst, pages 61 through 71, and February 1954 Real Estate Analyst, pages 58 through 68.

**COMPARISON OF MORTGAGE VOLUME AND REAL ESTATE TRANSFERS
FOR 1952, 1953, 1954, 1955**

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MORTGAGES-BY YEARS

1952	\$109,158,802
1953	\$121,256,914
1954	\$130,626,312
1955	\$166,474,773

ATLANTA, GA.

TRANSFERS-BY YEARS

1952	20,617
1953	21,592
1954	22,579
1955	24,447

BALTIMORE, MD.

MORTGAGES-BY YEARS

1952	NOT AVAILABLE
1953	\$170,744,910
1954	\$158,044,561
1955	\$157,056,116

TRANSFERS-BY YEARS

1952	42,608
1953	40,380
1954	35,923
1955	39,903

MORTGAGES-FIRST 11 MONTHS

1952	\$85,970,000
1953	\$82,905,000
1954	\$96,510,000
1955	\$140,568,000

TRANSFERS-FIRST 11 MONTHS

1952	10,541
1953	9,988
1954	10,844
1955	9,829

MORTGAGES-BY YEARS

1952	\$19,978,598
1953	\$23,658,192
1954	\$27,871,029
1955	\$29,579,35

TRANSFERS-BY YEARS

1952	1,787
1953	1,953
1954	1,813
1955	1,970

MORTGAGES-BY YEARS

1952	\$11,162,161
1953	\$12,787,737
1954	\$12,767,032
1955	\$15,610,629

TRANSFERS-BY YEARS

1952	1,483
1953	1,518
1954	1,520
1955	1,645

BOSTON, MASS.

MORTGAGES-BY YEARS

1952	\$68,648,897
1953	\$44,330,590
1954	\$31,463,605
1955	\$69,681,696

TRANSFERS-BY YEARS

1952	1,624
1953	1,587
1954	1,592
1955	1,634

MORTGAGES-BY YEARS

1952	\$16,680,935
1953	\$18,300,387
1954	\$15,044,772
1955	\$18,012,445

TRANSFERS-BY YEARS

1952	843
1953	906
1954	827
1955	955

MORTGAGES-BY YEARS

1952	\$220,187,571
1953	\$240,496,322
1954	\$276,326,785
1955	\$322,484,473

CINCINNATI, OHIO

MORTGAGES-BY YEARS

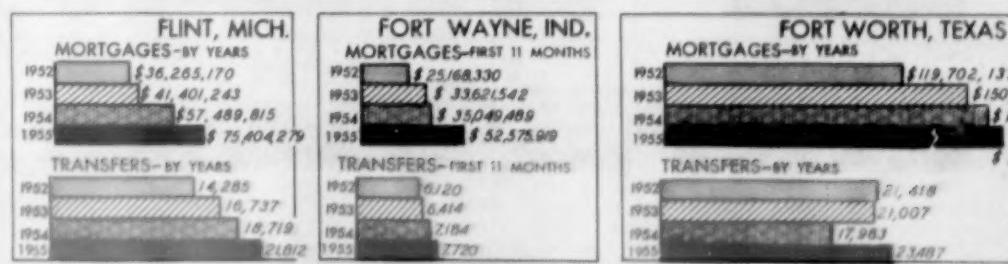
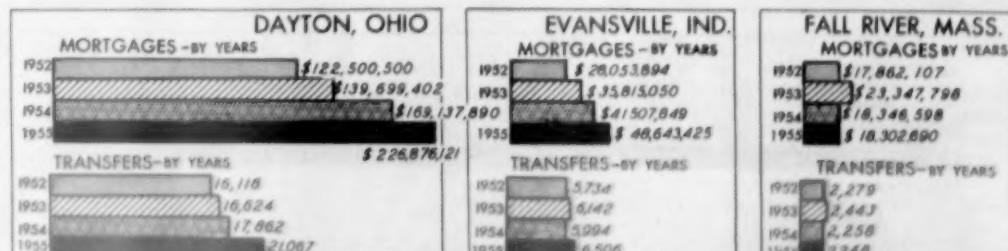
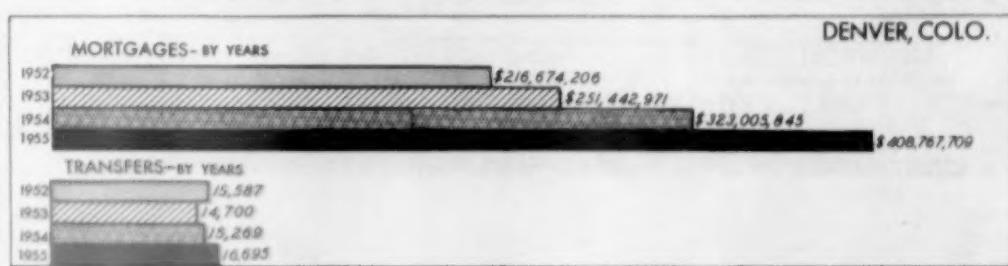
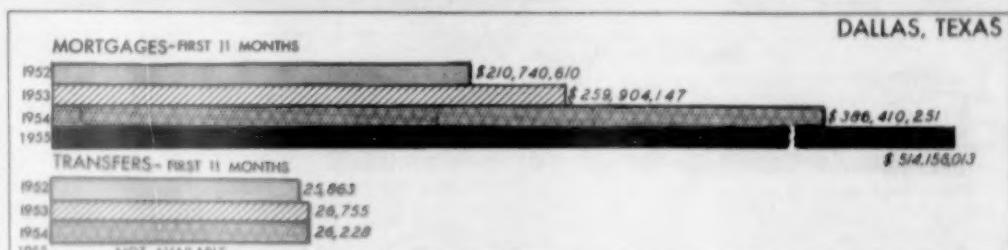
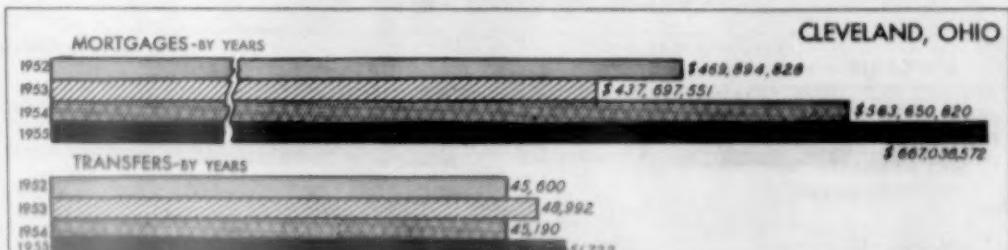
1952	\$850,749,828
1953	\$897,966,662
1954	\$1,208,334,184
1955	\$1,480,345,584

TRANSFERS-BY YEARS

1952	76,609
1953	83,328
1954	92,722
1955	98,553

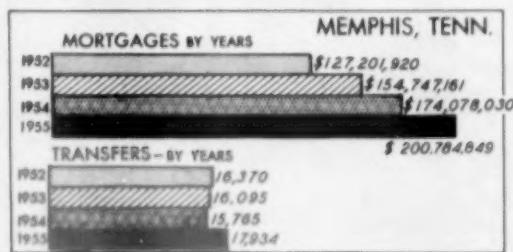
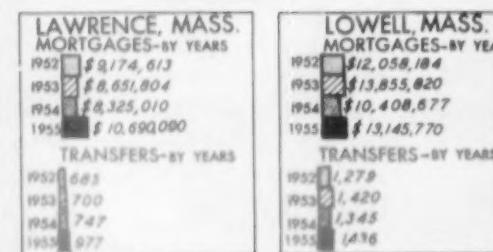
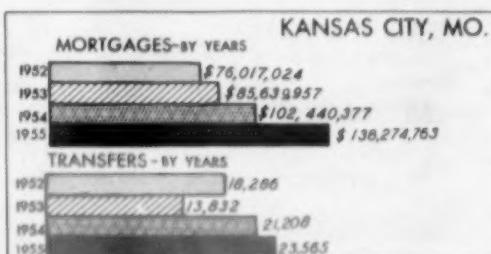
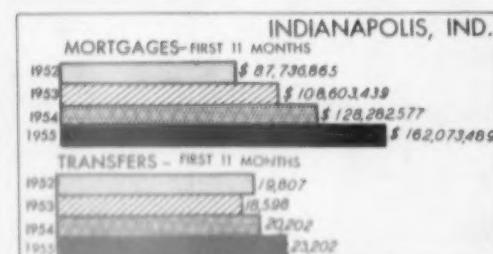
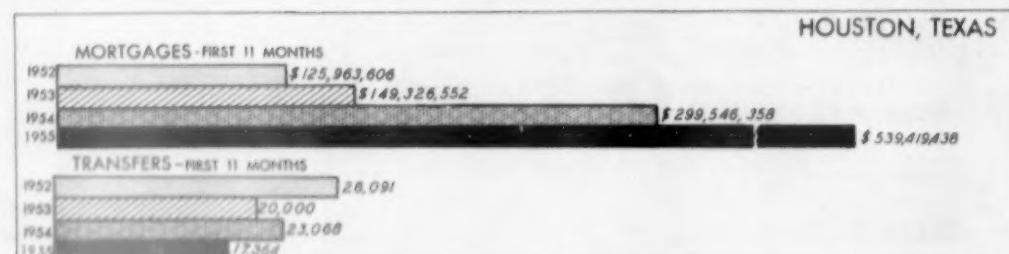
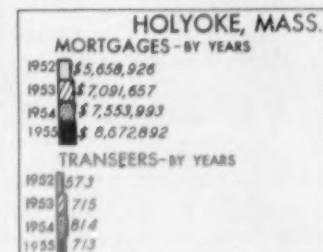
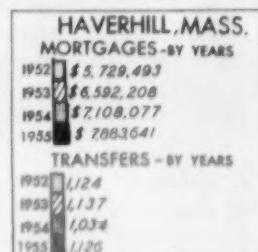
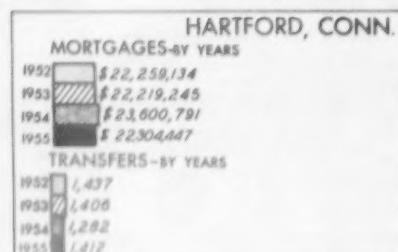
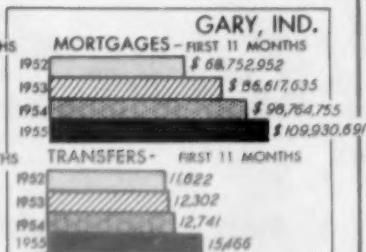
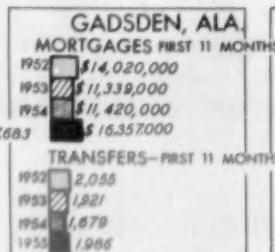
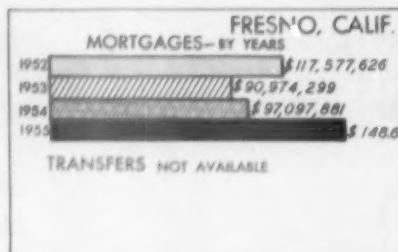
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MORTGAGES-BY YEARS



LOS ANGELES, CALIF.

TRANSFERS-BY YEARS



MILWAUKEE, WISC.

MORTGAGES-FIRST 11 MONTHS



TRANSFERS-FIRST 11 MONTHS



MINNEAPOLIS, MINN.

MORTGAGES-BY YEARS



TRANSFERS-BY YEARS



MOBILE, ALA.
MORTGAGES-FIRST 11 MONTHS



TRANSFERS-FIRST 11 MONTHS



MONTGOMERY, ALA.

MORTGAGES-FIRST 11 MONTHS



TRANSFERS-FIRST 11 MONTHS



NEW HAVEN, CONN.

MORTGAGES-BY YEARS



TRANSFERS-BY YEARS



OMAHA, NEBR.

MORTGAGES-FIRST 10 MONTHS



TRANSFERS-FIRST 10 MONTHS



MORTGAGES-BY YEARS



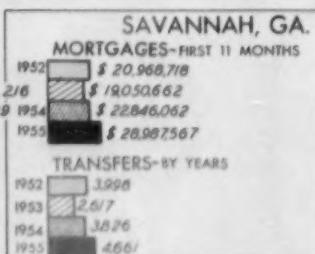
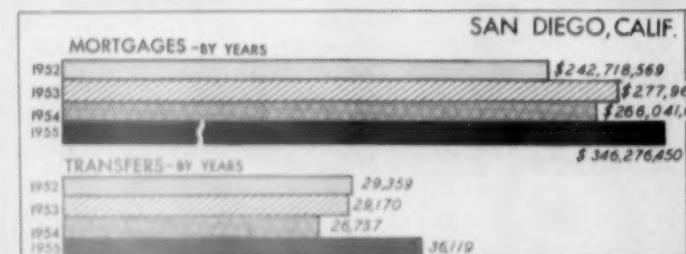
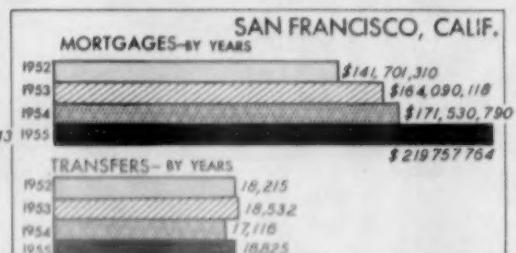
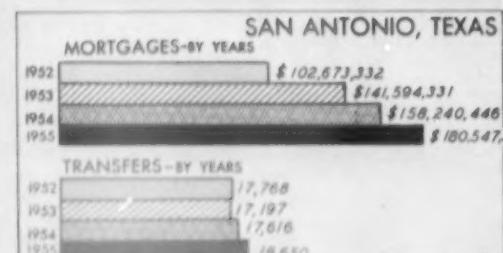
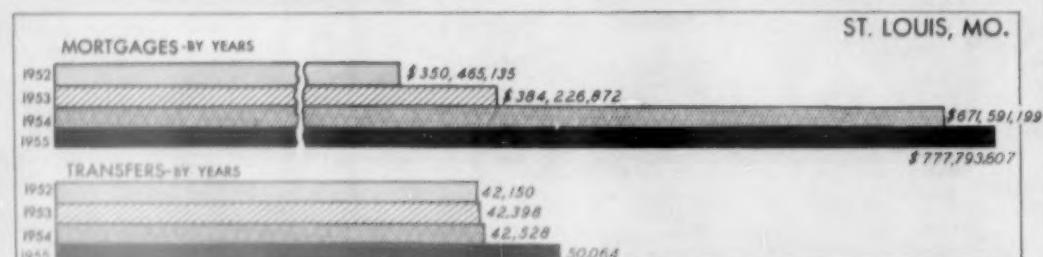
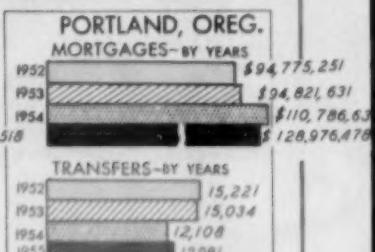
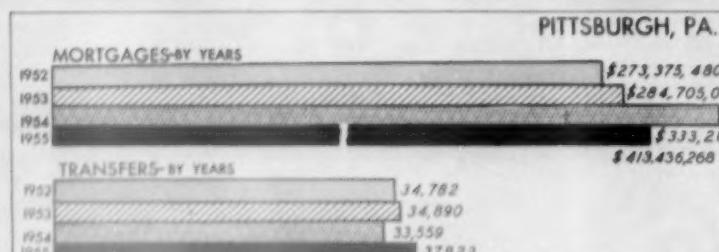
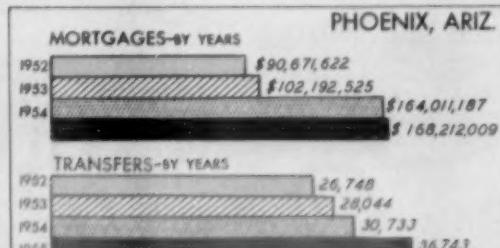
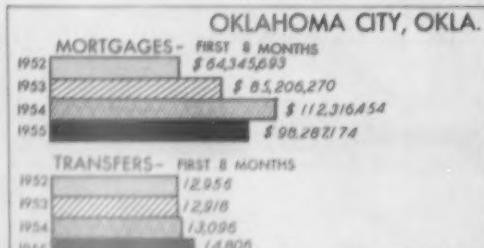
NEW YORK, N.Y.

TRANSFERS-BY YEARS



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SOMERVILLE, MASS.
MORTGAGES - BY YEARS

1952	\$10,653,043
1953	\$10,194,090
1954	\$11,282,588
1955	\$12,932,553

TRANSFERS - BY YEARS

1952	991
1953	751
1954	754
1955	885

MORTGAGES - BY YEARS

1952	\$30,715,364
1953	\$40,742,395
1954	
1955	

SPRINGFIELD, MASS.

\$173,668,840 \$53,263,862

SOUTH BEND, IND.
MORTGAGES FIRST 11 MONTHS

1952	\$29,520,70
1953	\$35,275,737
1954	\$31,903,014
1955	\$42,316,534

TRANSFERS - BY YEARS

1952	7,323
1953	7,720
1954	6,516
1955	6,991

STOCKTON, CALIF.
MORTGAGES - BY YEARS

1952	\$52,380,600
1953	\$51,631,341
1954	\$55,782,967
1955	\$79,775,221

TRANSFERS NOT AVAILABLE

TERRE HAUTE, IND.
MORTGAGES - FIRST 11 MONTHS

1952	\$11,628,185
1953	\$12,074,075
1954	\$13,103,82
1955	\$17,025,499

TRANSFERS - FIRST 11 MONTHS

1952	3,787
1953	3,794
1954	3,481
1955	3,321

TOLEDO, OHIO
MORTGAGES - BY YEARS

1952	\$87,010,525
1953	\$68,787,992
1954	\$106,655,937
1955	

TRANSFERS - BY YEARS \$126,180,075

1952	15,426
1953	16,765
1954	15,322
1955	17,039

TUCSON, ARIZ.
MORTGAGES - BY YEARS

1952	\$69,216,128
1953	\$51,486,024
1954	\$57,151,569
1955	\$78,770,455

TRANSFERS - BY YEARS

1952	13,680
1953	11,470
1954	12,463
1955	14,388

TULSA, OKLAHOMA
MORTGAGES - BY YEARS

1952	\$67,510,716
1953	\$117,968,47
1954	\$127,970,871
1955	

TRANSFERS - BY YEARS \$165,695,533

1952	11,400
1953	11,264
1954	12,172
1955	10,104

WACO, TEXAS

MORTGAGES - BY YEARS

1952	\$27,864,722
1953	\$19,663,474
1954	\$26,737,596
1955	\$34,782,048

TRANSFERS - BY YEARS

1952	5,675
1953	5,050
1954	5,602
1955	6,110

MORTGAGES - BY YEARS

1952	\$210,279,199
1953	\$220,978,222
1954	\$222,819,130
1955	\$227,291,601

TRANSFERS - BY YEARS

1952	15,925
1953	15,581
1954	14,921
1955	16,050

WATERBURY, CONN.

MORTGAGES - BY YEARS

1952	\$14,512,800
1953	\$10,640,268
1954	\$17,086,269
1955	\$20,670,76

TRANSFERS - BY YEARS

1952	1,461
1953	1,548
1954	1,531
1955	1,534

MORTGAGES - BY YEARS

1952	\$141,861,060
1953	\$178,786,140
1954	\$198,011,180
1955	

TRANSFERS - BY YEARS

1952	18,102
1953	18,582
1954	19,880
1955	21,566

WORCESTER, MASS.
MORTGAGES - BY YEARS

1952	\$30,185,699
1953	\$27,398,022
1954	\$35,345,121
1955	\$27,768,23

TRANSFERS - BY YEARS

1952	3,255
1953	3,256
1954	3,164
1955	2,900

CHANGES IN REAL ESTATE AND MORTGAGE ACTIVITY

(cont. from page 55)

mingham, Alabama, +45% each. El Paso, Texas, showed an increase of 41% in the number of mortgages recorded.

There have been some tremendous increases in the dollar volume of mortgage recordings since 1952. In Houston, the increase in 1955 was 328% above the level of 3 years earlier. Tulsa has recorded a 175% increase in 1955 over 1952. Other cities with big increases in the same period were Dallas, up 145%, St. Louis, +122%, New York City, +120%, and Flint, Michigan, and Fort Wayne, Indiana, up 108% each.

There were a half dozen cities where dollar volume of mortgages declined in 1955. None of these declines were of particular magnitude except in Springfield, Massachusetts. Even here the decline was from an abnormally high volume in 1954, which was caused by the recording of a number of unusually large mortgages. The 1955 level in Springfield should, therefore, not be compared with the abnormal volume in 1954. It is more realistic to compare the 1955 volume with that of 1952 and 1953. When this is done, Springfield shows a nice gain.

Nearly all cities had a good gain in real estate activity during 1955. The best was registered in San Diego, where 35% more sales were recorded than in 1954. Other gains were Tulsa, with 33% more real estate sales in 1955 than in 1954, Fort Worth, +30%, Miami, +27%, Phoenix, +20%, and Jacksonville and Little Rock, +19% each.

There have also been a large number of cities where real estate activity has expanded rapidly in the last 3 years. For example, the number of sales in Flint, Michigan, in 1955 was 52% above the number in 1952. Tulsa was up 41% over 1952. Phoenix was up 37%, Louisville, +35%, Jacksonville, +31%, Mobile and Dayton, +30% each, Chicago, +29%, and Kansas City, Missouri, +28%.

The declines have been few and far between. Houston has suffered the biggest drops, with a decline of 25% from 1954 to 1955, and a total drop of 38% since 1952. Coupled with the enormous increase in dollar volume of mortgages there, the swing to activity in large properties is readily apparent.

Rochester's activity underwent a 15% drop in 1955, but is still 16% above its 1952 level. Although showing a 7% gain in 1955 over 1954, Portland, Oregon, real estate activity is still 15% below that of 1952.

A continued high level of real estate and mortgage activity seems assured over most of the United States, at least for the first part of 1956. There are some indications that the supply of mortgage money is becoming more plentiful. This is presently manifesting itself by stronger competition among lenders for the better home loans. As the year runs on we expect the supply of mortgage money to continue to improve.

**COMPARISON OF NUMBER OF REAL ESTATE MORTGAGES
AND NUMBER OF REAL ESTATE TRANSFERS FOR 1952, 53, 54 1955**

(C) by ROY WENZLICK & CO., 1956

AKRON, OHIO

MORTGAGES BY YEARS

1952	15,552
1953	15,639
1954	16,484
1955	17,967

TRANSFERS BY YEARS

1952	19,122
1953	19,244
1954	19,076
1955	20,954

ANDERSON, IND.

MORTGAGES FIRST 9 MONTHS

1952	2,847
1953	2,796
1954	4,279
1955	3,148

TRANSFERS FIRST 9 MONTHS

1952	3,081
1953	3,078
1954	NOT AVAILABLE
1955	NOT AVAILABLE

AUSTIN, TEXAS

MORTGAGES BY YEARS

1952	3,763
1953	3,779
1954	4,390
1955	4,689

TRANSFERS BY YEARS

1952	5,296
1953	5,176
1954	5,635
1955	6,006

BINGHAMTON N. Y.

MORTGAGES BY YEARS

1952	3,764
1953	3,930
1954	4,274
1955	4,365

TRANSFERS BY YEARS

1952	5,329
1953	5,645
1954	5,462
1955	5,991

CHATTANOOGA, TENN.

MORTGAGES BY YEARS

1952	NOT AVAILABLE
1953	5,264
1954	7,576
1955	11,447

TRANSFERS - BY YEARS

1952	NOT AVAILABLE
1953	7,508
1954	7,576
1955	8,574

COLUMBUS, OHIO

MORTGAGES FIRST 11 MONTHS

1952	19,651
1953	17,738
1954	18,951
1955	21,161

TRANSFERS - FIRST 11 MONTHS

1952	19,230
1953	19,228
1954	20,574
1955	22,591

DAVENPORT, IOWA

MORTGAGES - BY YEARS

1952	2,623
1953	2,573
1954	2,922
1955	2,923

TRANSFERS - BY YEARS

1952	3,186
1953	3,279
1954	3,857
1955	3,858

MORTGAGES BY YEARS

1952	35,825
1953	35,666
1954	42,152
1955	46,792

TRANSFERS BY YEARS

1952	62,149
1953	65,270
1954	67,312
1955	74,403

DETROIT, MICH.

**COMPARISON OF NUMBER OF REAL ESTATE MORTGAGES
AND NUMBER OF REAL ESTATE TRANSFERS FOR 1952, 53, 54 1955**

(C) by ROY WENZLICK & CO., 1956

DECATUR, ILL.

MORTGAGES—FIRST 10 MONTHS

1952	1,932
1953	1,636
1954	2,406
1955	2,938

TRANSFERS—FIRST 10 MONTHS

1952	2,662
1953	2,519
1954	3,363
1955	3,796

EL PASO, TEXAS

MORTGAGES

1952	3,040
1953	3,667
1954	3,942
1955	5,560

TRANSFERS—FIRST 10 MONTHS

1952	4,987
1953	5,477
1954	NOT AVAILABLE
1955	NOT AVAILABLE

ELIZABETH, N. J.

MORTGAGES—BY YEARS

1952	11,997
1953	12,055
1954	12,102
1955	13,529

TRANSFERS—BY YEARS

1952	14,421
1953	13,632
1954	14,009
1955	14,509

JACKSONVILLE, FLA.

MORTGAGES—BY YEARS

1952	10,690
1953	11,469
1954	12,713
1955	16,139

TRANSFERS—BY YEARS

1952	13,184
1953	13,364
1954	14,432
1955	17,284

JERSEY CITY, N.J.

MORTGAGES—BY YEARS

1952	6,050
1953	5,947
1954	6,106
1955	6,771

TRANSFERS—BY YEARS

1952	7,807
1953	6,966
1954	7,306
1955	7,724

KALAMAZOO, MICH.

MORTGAGES—BY YEARS

1952	3,374
1953	3,571
1954	4,309
1955	4,977

TRANSFERS—BY YEARS

1952	3,207
1953	4,946
1954	3,641
1955	6,381

LOUISVILLE, KY.

MORTGAGES—BY YEARS

1952	13,926
1953	15,000
1954	17,465
1955	20,521

TRANSFERS—BY YEARS

1952	16,602
1953	17,021
1954	19,573
1955	22,473

MORTGAGES—FIRST 9 MONTHS

1952	20,334
1953	23,250
1954	24,067
1955	33,363

TRANSFERS—FIRST 9 MONTHS

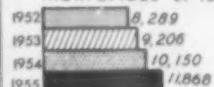
1952	23,594
1953	25,109
1954	23,380
1955	29,687

**COMPARISON OF NUMBER OF REAL ESTATE MORTGAGES
AND NUMBER OF REAL ESTATE TRANSFERS FOR 1952, 53, 54 1955**

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NASHVILLE, TENN.

MORTGAGES - BY YEARS



TRANSFERS - BY YEARS



NEWARK, N. J.

MORTGAGES - BY YEARS



TRANSFERS - BY YEARS



NASSAU COUNTY, N. Y.

MORTGAGES - BY YEARS



TRANSFERS - BY YEARS



QUEENS BOROUGH, N. Y.

MORTGAGES - BY YEARS



TRANSFERS - BY YEARS



OAKLAND, CALIF.

MORTGAGES - BY YEARS



TRANSFERS - BY YEARS



PHILADELPHIA, PA.

MORTGAGES - BY YEARS



TRANSFERS - BY YEARS



PORLTAND, ME.

MORTGAGES - BY YEARS



TRANSFERS - BY YEARS



READING, PA.

MORTGAGES - FIRST 7 MONTHS



TRANSFERS - FIRST 7 MONTHS



**COMPARISON OF NUMBER OF REAL ESTATE MORTGAGES
AND NUMBER OF REAL ESTATE TRANSFERS FOR 1952, 53, 54 1955**

(c) by ROY WENZLICK & CO., 1956

ROCHESTER, N. Y.

MORTGAGES BY YEARS

1952	10,424
1953	10,055
1954	11,207
1955	13,487

TRANSFERS - BY YEARS

1952	14,359
1953	14,427
1954	19,732
1955	16,777

ST. PAUL, MINN.

MORTGAGES FIRST 11 MONTHS

1952	8,318
1953	7,989
1954	9,557
1955	9,285

TRANSFERS - FIRST 11 MONTHS

1952	11,054
1953	11,149
1954	12,838
1955	13,818

SALT LAKE CITY, UTAH

MORTGAGES-BY YEARS

1952	7,715
1953	6,02
1954	10,431
1955	12,734

TRANSFERS - BY YEARS

1952	50,59
1953	6,681
1954	10,547
1955	12,226

SEATTLE, WASH.

MORTGAGES-BY YEARS

1952	22,769
1953	21,976
1954	28,004
1955	29,063

TRANSFERS-BY YEARS

1952	47,397
1953	45,066
1954	44,033
1955	44,626

SPRINGFIELD, MO.

MORTGAGES-BY YEARS

1952	4,312
1953	4,196
1954	4,286
1955	46,35

TRANSFERS-BY YEARS

1952	5,401
1953	5,025
1954	5,296
1955	5,683

SPRINGFIELD, OHIO

MORTGAGES-BY YEARS

1952	4,681
1953	4,343
1954	4,711
1955	5,369

TRANSFERS-BY YEARS

1952	4,322
1953	4,070
1954	4,284
1955	5,072

SYRACUSE, N.Y.

MORTGAGES-BY YEARS

1952	7,738
1953	7,828
1954	8,659

TRANSFERS-BY YEARS

1952	12,759
1953	13,102
1954	12,816
1955	14,104

TOPEKA, KANSAS

MORTGAGES-BY YEARS

1952	3,543
1953	3,087
1954	2,831
1955	3,043

TRANSFERS-BY YEARS

1952	4,650
1953	4,171
1954	4,713
1955	5,164

TRENTON, N. J.

MORTGAGES-BY YEARS

1952	NOT AVAILABLE
1953	5,552
1954	5,470
1955	6,24

TRANSFERS-BY YEARS

1952	NOT AVAILABLE
1953	8,178
1954	7,235
1955	7,50

YOUNGSTOWN, OHIO

MORTGAGES BY YEARS

1952	7,690
1953	8,319
1954	7,837
1955	9,071

TRANSFERS-BY YEARS

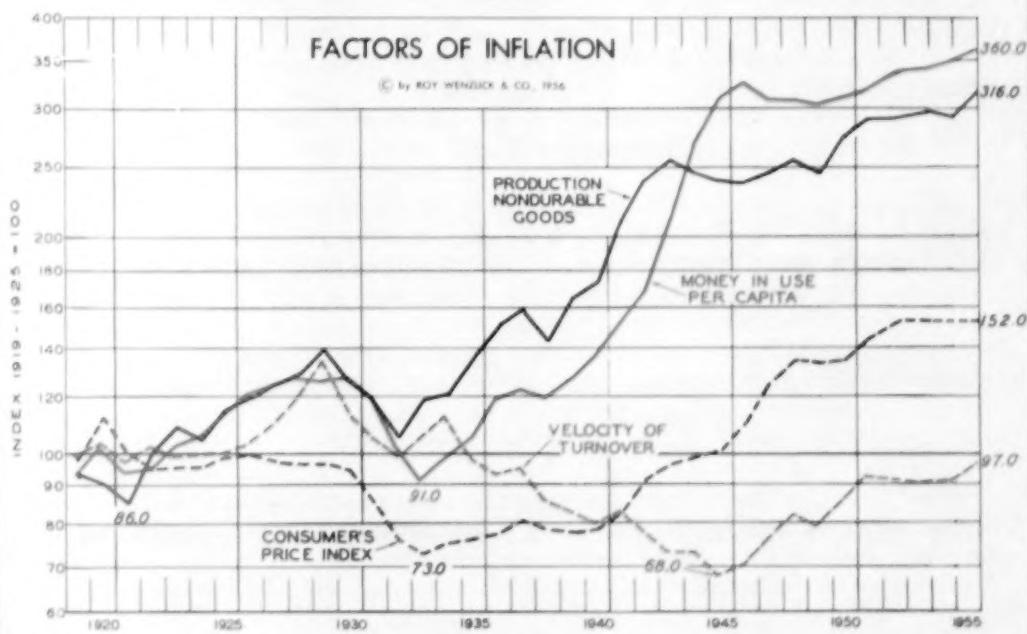
1952	8,683
1953	8,819
1954	8,320
1955	8,465

FACTORS OF INFLATION

HERE is little that any of us can do about inflation except put up with it and try to understand it. Basically, it is not difficult to understand, but our economic system has become so complex that any discussion of inflation is liable to get cluttered up with a number of extraneous items.

For this reason we have designed the chart shown below. In it we have combined the three basic factors of inflation (and deflation) and inflation's basic yardstick. The yardstick represented by the dashed blue line is the familiar consumer price index (converted to a base of 1919-1925 = 100). As you know, this index has been rising steadily since the early thirties, and has risen particularly fast since 1940, indicating a rise in the general price level, or a decline in the purchasing power of the dollar. During the last 3 years it has leveled off.

The three factors of inflation also shown will give you a good idea why the value of the dollar has been declining. They are: production of nondurable goods (solid blue line), money in use per capita (solid red line), and velocity of turnover of bank deposits (dashed red line). Generally speaking, if the supply of money increases faster than the production of goods, the relative scarcity of goods forces the price up. You can see that this is what has been happening. In addition to this, the velocity of turnover has also been rising since 1945, adding to the inflationary effect of the increasing money supply. This means that people



not only have an increasing supply of money, but that they are spending it at a faster rate.

There are two factors (shown by the red lines) that have recently reacted in a way to produce rising prices, or more inflation. You can see that there has been a mild increase in the amount of money in use per capita. Moreover, there has been a sharp rise in the velocity of turnover or in the rate at which people have been spending money.

Coupled with a fixed or falling rate of production there would be a strong probability that prices would rise or, in other words, that the consumer price index would go up. However, this has not happened. Instead of standing still, or falling, production of nondurables showed a strong rise during 1955. Therefore, while the inflationary factors of an increased money supply and a faster rate of spending were at work, the deflationary factor of higher production was also at work, neutralizing the effects of the first two. As a result, the index of consumer prices remained stable during 1955.

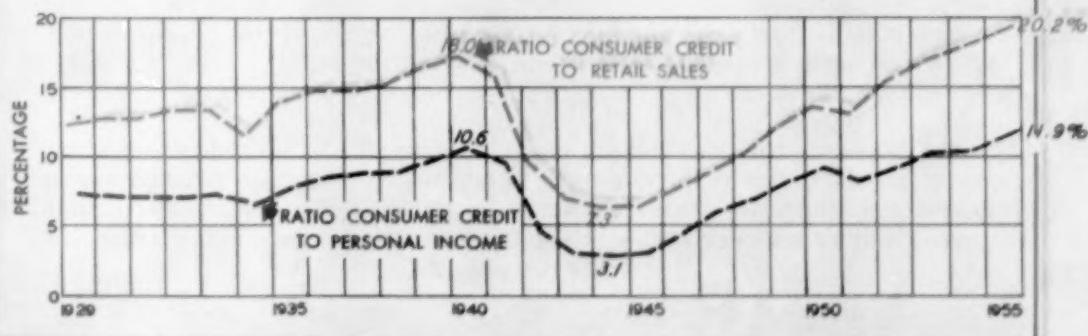
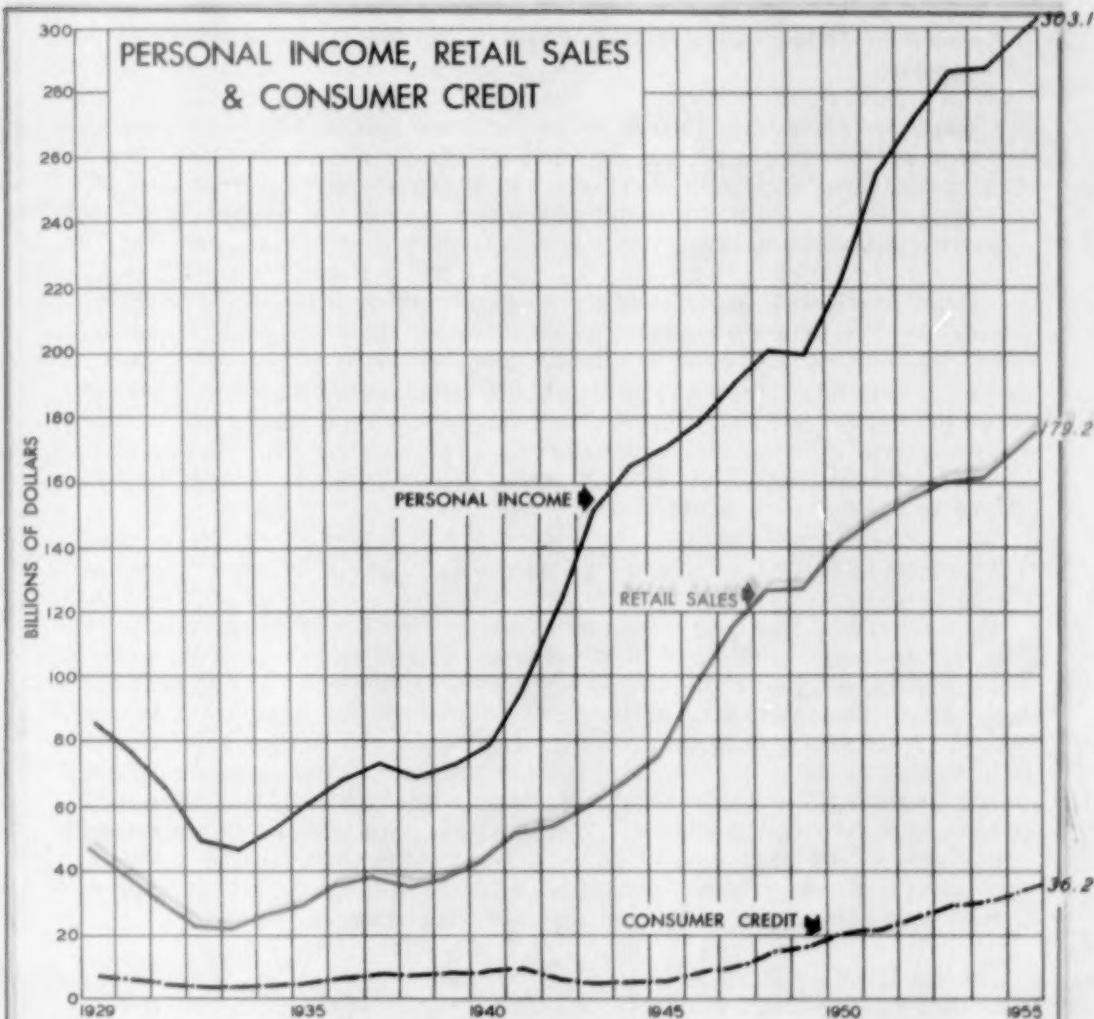
THE CHANGING ATTITUDE TOWARD CONSUMER CREDIT

A year ago we wrote an article in which we discussed the changing pattern of consumer credit. Whether the changing pattern is a result of a change in the consumer's attitude toward credit or vice versa is not too important. Both changes are upon us and there seems little that anyone can do to encourage more saving and less spending. Indeed there is no clear-cut indication of how much credit is "too much." Furthermore, no business man will knowingly follow a practice of overextending credit, but he never knows he has done so until it is too late to do anything about it. The entire economy, therefore, operates its credit policy more by the seat of its pants than by any other method. If you think this is not true even in Washington, listen to the home builders and mortgage men talk about the government measures to control housing credit.

In this large area of uncertainty that surrounds all credit - and particularly consumer credit - there are only a few things that seem to be reasonably clear. Unfortunately, these things are not particularly encouraging. One is that so long as consumers feel even mildly optimistic, they are, as a general rule, going to use all of the credit they can get. Another is that so long as they repay with a fair degree of regularity the credit men are going to actively and aggressively encourage them to go deeper into debt. This could continue until some presently unforeseen limit is reached and the entire consumer credit structure tumbles down around our ears.

This situation has been brought on by the necessity of selling an increasing amount of goods, and by the consumer's attitude of regarding indebtedness as eminently respectable. Voluntary saving in anticipation of future consumption is giving way to enforced saving to pay for immediate or past consumption.

(cont. on page 70)



THE CHANGING ATTITUDE TOWARD CONSUMER CREDIT

(cont. from page 68)

There is, however, some reason to believe that the size of the present consumer debt is not too big. To be sure, it is larger than it has been at any time, but so is consumer income, and so are retail sales. It is only natural that as retail sales rise, consumer credit also rises. In considering the relationship between consumer credit and retail sales, however, it is somewhat disturbing to find the ratio as high as it is. Consumer credit was at an alltime high of 18.2% of retail sales in 1954. It reached a new high of 20.2% in 1955. The ratio of consumer credit to personal income also reached an alltime high of 11.9% in 1955. We don't know whether this level is too high or not. We're inclined not to worry much about it so long as the economy continues to expand or maintains its present level. If there is a downturn for a protracted period, the \$36.2 billion consumer debt will certainly contribute enormously to our difficulties. On the other hand, nearly all signs indicate that a downturn is most unlikely. So, we're not too concerned about the present debt as such.

We are concerned over the rate of increase and the philosophy that powers that increase. We are concerned over the assumption that production must constantly be increased even at the price of credit inflation. We are also concerned at the lack of restraint among consumers in availing themselves of all too easy credit. We do not have to live like Spartans, but neither do we have to rush out and buy each new gadget just because we can get it for five dollars down and five dollars a month, and because some TV pitch man tells us we have to have it or our standard of living will suffer.

Voluntary savings built this country and made it into the giant it is today. To maintain our productive capacity, to maintain our national safety, and to maintain our standard of living (of which we have now made such a fetish), we will have to continue to have tremendous pools of savings. Unlike virtue, saving is more than its own reward. It has been and will keep on being the bulwark of us all.